



38, Wiltshire Avenue,
Crowthorne,
Berkshire, RG45 6NQ

OIEO £625,000 Freehold



A beautifully presented three bedroom bungalow situated in one of Crowthorne's premier roads and ideally located within a short walk of the village centre. The desirable accommodation comprises an entrance hallway with storage cupboard, a spacious 21ft living room with doors opening to the garden, three well-proportioned bedrooms, a separate W.C, a family bathroom and a beautiful refitted kitchen which has been designed to a high specification.

- Rarely available bungalow in prime location
- Replacement double glazing & new roof
- East facing rear garden
- Stunning refitted contemporary kitchen
- Three bedrooms
- Ample driveway parking and garage

Outside, the front garden is about 60' in length and is mainly laid to lawn with driveway parking for three to four vehicles and a single garage (please note the adjoining garage to the right belongs to the neighbouring property). The rear garden comprises a patio area with the remainder lawn, established borders and evergreen hedgerow to most of the boundaries.

This rarely available, detached, three bedroom bungalow is located about half of a mile to the village High Street on Wiltshire Avenue, which is regarded as one of Crowthorne's most desirable roads, an avenue made up of a variety of individual properties on mature good size plots. Good local schools at all levels are all within reasonable distance (subject to catchment areas).

Highly recommended for viewing!

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





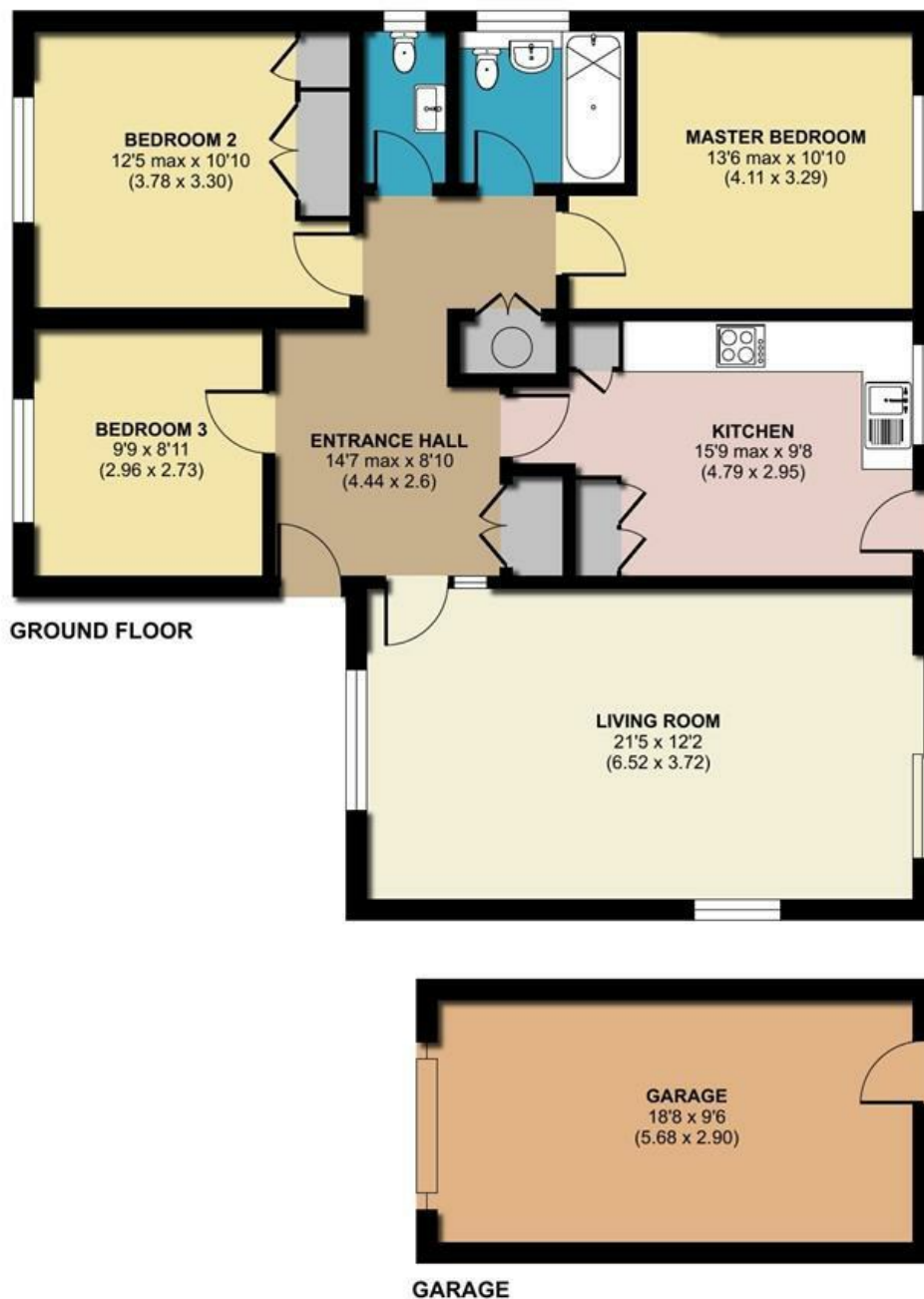
Wiltshire Avenue, Crowthorne

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1184 sq ft / 110 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1278034

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MH Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303